

1. Applicant Identification: City of Camden
1000 Lyttleton Street
Camden, South Carolina 29020
2. Funding Requested:
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested:
 - i. \$300,000
 - ii. The City of Camden is not requesting waiver
 - c. Contamination: Hazardous (\$200,000)/Petroleum (\$100,000)
3. Location:
 - a. City of Camden
 - b. Kershaw County
 - c. State of South Carolina
4. Property Information for Site-specific Proposals: N/A
5. Contacts:

<u>Project Director:</u> Susan Sale Economic Development Director City of Camden PO Box 7002 Camden, SC 29021 (803) 432-2421 ssale@camdensc.org	<u>Chief Executive/Highest Ranking Official:</u> Mel Pearson City Manager City of Camden PO Box 7002 Camden, SC 29021 (803) 432-2421 mpearson@camdensc.org
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6. Population:
City of Camden Population: 7,000
(2017 American Community Survey 5-year estimates)

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7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated floodplain.	2
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. Letter from the State or Tribal Environmental Authority: Attached



January 4, 2019

Barbara Alfano
Region 4 Brownfields Coordinator
United States Environmental Protection Agency
Resource Conservation and Restoration Division
61 Forsyth Street SW
Atlanta, Georgia 30303-8960

RE: EPA Brownfields Community-Wide Assessment Grant
City of Camden, South Carolina

Dear Ms. Alfano:

The South Carolina Department of Health and Environmental Control, the State's environmental authority, acknowledges and fully supports the City of Camden's application for a Brownfields Community-wide Assessment Grant. The grant will focus on a number of Brownfields sites throughout the City – a former junk yard that is now a dilapidated strip mall, old gas stations, dry cleaners – to coordinate with many downtown redevelopment initiatives in City of Camden, South Carolina.

The Department appreciates your consideration of the application and hopes for a favorable outcome. Your positive response will assist the City in its efforts to revitalize properties in the community. If you have any questions or need additional information, please contact Robert Hodges of my staff at (803) 898-0919.

Sincerely,

A handwritten signature in blue ink, appearing to read 'H. Porter', is written over a horizontal line.

Henry Porter, Chief
Bureau of Land and Waste Management

cc: Liz Basin BEHS
Robert Hodges, Manager, Brownfields Program

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

Located northeast of South Carolina's capital, the City of Camden was founded in 1732 as a settlement along the Wateree River on the very edge of the new world's frontier wilderness. The town grew as a trading post, revolutionary war camp for the British, and trading center for milled wheat and cotton. Home to 7,000 people and covering 11 square miles, Camden maintains over 60 historic buildings in its National Historic District directory and is a popular tourist destination for equestrians, nature lovers, and history buffs.

The railroad came to Camden in 1848 and with it mills and industry. Over the next century, Camden's industrial growth included the Camden Cotton Mill (1890), Camden Water, Light and Ice Company – a water and electricity utility (1897), Seaboard Railroad line (1899), DeKalb Cotton Mill (1900), Cotton Seed Oil Company (1902), a public power plant (1914), Wateree Power Company power plant (1919), Jaclyn Hosiery Mill (1947), Dupont's May Plant (1950), Tic Tac – a garment assembly plant (1954), Kendall Corporation finishing plant (1956), and Harwicke Chemical Company (1967). Camden has since suffered from layoffs and the closures of many of these manufacturing facilities – leaving behind brownfield sites along Camden's Mill Street and other areas. Dupont, a chemical, polymer, fabric and fiber manufacturer, decreased operations in 1995 reducing jobs from 5,000 to 1,100. The community lost 1,000 jobs when Tic Tac (Skyline) closed in 1990 and at Hermitage Mill, which reduced jobs from 800 employees to 20 over the last two decades. Camden has been struggling ever since. The closures and significant job losses affected other local businesses, causing additional closures and creating more abandoned buildings in the downtown and commercial corridors. These brownfields properties blight key areas of the city and its access points, negatively impacting revitalization efforts and the historical tourism industry.

The City of Camden's brownfield sites primarily exist south of DeKalb Street – the community's main street running east-west – and around the Downtown District, whose heart is at the intersection of DeKalb and Broad Streets. DeKalb Street divides the community, with many poor and disadvantaged neighborhoods lying adjacent to these dilapidated and contaminated properties to the south. Thus, south of DeKalb Street is the Target Area for this brownfields initiative. The Target Area is contained in US Census Tract 9708, which includes Camden's downtown district.

ii. Description of the Priority Brownfield Sites

The City of Camden is struggling with a handful of key brownfields properties that represent priority targets for redevelopment activity. Other brownfield properties within the target area include commercial properties, dry cleaning facilities, landfills, maintenance facilities, manufacturing plants, and gas stations. The City has compiled a list of over 40 potential brownfield sites, but the four sites listed below have been identified as community priorities.

Mill Street Group #1: 992, 1000, 1012 Mill Street; 113, 115, 117, 119, 121 DeKalb Street

This group of contiguous former industrial properties located just east of downtown includes 8 properties held by 3 owners in an L shape on approximately 8 acres. The abandoned and underutilized facilities include a mechanics shop, a warehouse, an oil distribution center, a mill, and an electrical generation plant (coal) with numerous potential contaminants, including petroleum, PAHs, and degreasing solutions. Most of these buildings have been vacant for 3-4 decades. These properties are a priority due to effects of their blight on Camden's key roadway near downtown, impairing economic development efforts and our tourism industry. Just south of

the site are low-income old mill residential properties. Little Pine Tree Creek lies to east with its flood plain crossing the southeastern corner of the adjacent wooded area.

Mill Street Group #2: 709, 711 Mill Street, 203, 211 York Street

This second group of contiguous former industrial properties lies just south of the previous facilities. A company used to work on electrical transformers at the ~5-acre site, and the risk for PCB contamination is high. The buildings remain on the site in a dilapidated condition – most have been vacant for 3-4 decades. The site is a priority because the potential reuse is vital to our community (see Section b.i.).

Former Burndale Center: 31, 41, and 51 East DeKalb Street

Also located east of downtown, these properties (~3 acres) contain a former dry cleaners (potential PCE contamination) and an incinerated shopping center with asbestos concerns. The site also blights Camden's key roadway not far from the downtown district, making it a priority for redevelopment. **The Big Pine Tree Creek** is just behind this property along with a small pond and low-lying wetland area. The property also contains part of the creek's **federally designated flood plain**.

Former Bi-Lo Shopping Center

Located west of downtown along DeKalb Street, this large commercial facility is of significant concern for the community. The abandoned facility blights a major entryway into the City and occupies a prime location. Windows are broken due to vandalism, and police have been trying to address vagrancy, drug dealing, and unauthorized 18-wheeler parking on the property. Vagrants have set multiple fires throughout the large facility to stay warm in the winter. Prior to the development as a shopping center, an auto repair shop and junk yard operated on the site. Thus, redevelopment interest has been tempered by the potential contamination from asbestos, greases, petroleum, metals, PCBs, and solvents. The site is adjacent to low-income housing areas, a trailer park, and blighted/dilapidated homes along Smyrl Circle and McLeod Court. Camden High School is only 400 yards south of the property, and students walk by the abandoned Bi-Lo center to/from school daily – a concern for area residents. In addition, the **Bateman Branch**, the main drainage channel for the city, runs adjacent to the site and empties into the Wateree River at the site of the new environmental park (discussed in section 1.b.i). Oil and grease – and possibly other contaminants from past uses that are unknown at this time – from the Bi-Lo center run directly into this key recreational area.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans

Last year, the City of Camden completed a 10-year *Comprehensive Plan 2018*. This plan calls for the diversification of the local economy, which would be facilitated by the redevelopment of key brownfields sites. The Plan also calls for commercial infill. Reusing former commercial buildings will remove blight while also "...strengthen[ing] the appeal of the downtown district and boost[ing] economic activity." Camden has historically benefited from a strong tourism industry. Kershaw County saw 318,000 visitors in 2017. These tourists were responsible for \$8.4 million in payroll and \$2.4 million in tax revenues – much of this centered on the City of Camden. The City hopes to encourage the growth of the tourism industry, infill commercial and multifamily residential properties, and create new jobs as brownfield sites are put back into productive use.

Mill Street Group #1 - Recently a developer investigated the main mill facility as the potential site for the construction of 75 apartments, a project valued at \$5 million. However, the Phase 1 Environmental Site Assessment (ESA) identified recognized environmental conditions (RECs), including an old Underground Storage Tank (UST), that scuttled the much-needed

project. The City has identified new affordable apartments for middle-class families as a key development priority (*Retail and Entertainment Recruitment Study*, 2018). The loss of this project was a significant disappointment to the City.

Mill Street Group #2 - A drug counselling center called the Alpha Center, operated by a County Agency, is located adjacent to the site and plans a \$2.25 M full service expansion in the next 1-2 years. Instead of building on greenspace outside of town, they hope to expand their current facility to include nearby brownfield buildings but will need funding support for environmental assessments to do so.

Former Burndale Center: - The property is owned by the Kershaw Health Foundation, which desires to open a hospital/health center on the site. Healthcare is one of Camden's strongly growing industry sectors. The Senior Retreat, a \$2.0M investment, opened in October 2018 offering geriatric psychiatric services for patients 65 years or older. Three more healthcare facilities plan to open in Camden over the next year: Karesh Wing Expansion (130 beds), another nursing home facility on 521 (60 beds), nursing office at River Oaks, and a physical therapy office on DeKalb. Similarly, the Burndale Center proposal will infill a brownfield site and provide vital community resources for residents, while also attracting a multi-million capital investment and the creation of jobs in the target area.

Former Bi-Lo Center - Due to its prominent location, developers and potential buyers have shown interest in the property. Specifically within the last 24 months, four prospects made offers, but the proposals did not match the perceived appraisal with the potential environmental assessment costs and remediation risks being a contributing factor. Brownfield funding would help close the financial gap. Potential reuse proposed by these buyers include retail, office space, apartments, and a foundation repair/rebuilding business. New developments and revitalization projects within a 3-mile radius of this site, totaling \$6.4M from various sources including the City of Camden and state grants, are attempting to resolve the blight and create a vibrant community. For example, the City is building the Wateree Riverfront Environmental Park, an environmental education center and park, one mile south of the former Bi-Lo center with \$500,000 in funding from the Land and Water Conservation Fund Grant Program of the South Carolina Parks, Recreation, and Tourism Department. New bike lanes have been installed along a southern arterial road that ends at the Bi-Lo center. Redeveloping this keystone property will be critical for fulfilling the community's vision for the area.

ii. Outcomes and Benefits of Redevelopment Strategy

Putting these brownfields back into productive use as commercial infill or new multifamily residential investment will create jobs for local residents, bring more people to the downtown, increase accessibility, and remove blight. Once the environmental issues are addressed, the Mill Street Group #1 properties could attract \$5 million in investment for the construction of much-needed new, energy efficient, multifamily housing. The Alpha Center is prepared to invest over \$2 million to expand to the adjacent parcels, once the environmental questions are answered. Cleaning up the abandoned Bi-Lo Center will close the funding gap with future buyers, remove blight along a major arterial roadway into Camden that sits adjacent to the High School and is on the roadway to the new recreational park on the Wateree River. The Kershaw Hospital project may attract as much as \$13 million in investment. These efforts will strengthen the community's economic diversity and resiliency. This proposed brownfields project will also help facilitate the creation of much-needed housing options for community members and remove blight that negatively impacts the tourism industry – a main source of jobs for many lower income residents. In addition, one project may lead to the expansion of the Alpha Center – a community resource that brings hope and support to struggling citizens throughout the Target Area. Maintaining this

facility in the community ensures accessibility for residents.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

In addition to the specific resources mentioned in this section under each Brownfield project, the City of Camden is eligible for many federal grant funds which will assist in redeveloping sites, including Community Development Block Grants (CDBG), Transportation Investment Generating Economic Recovery (TIGER), and Historic Revitalization Subgrant Program (HRSP). State grants include but are not limited to Rural Infrastructure Authority (RIA) and Tourism Advertising Grant (TAG).

Mill Street Group #1 – The State’s **Textile Communities Revitalization Act** provides tax credits based on rehabilitation expenses incurred when redeveloping a textile mill, ancillary buildings, or adjacent sites. Eligible activities include demolition, environmental remediation, site improvements, and new construction. The Target Area is also a distressed area recognized by South Carolina as an **Opportunity Zone** – a program that provides tax incentives for investments in property within disadvantaged communities. Camden offers private developers assistance in qualifying for Opportunity Zone funding, covering the cost of tap fees and utility hookups, compliance with ordinances, and support for frontage landscaping and appearance improvements. South Carolina also offers Voluntary Cleanup Activities Tax Credits for cleanup costs up to \$50,000 per year to entities signing Voluntary Cleanup Contracts (VCC). Organizations may also receive a tax credit for each new full-time job created, exemption from ad valorem taxes, and other benefits pending their meeting of certain requirements. All removal and remedial actions on VCC sites – public and private – are eligible for funding from the SC Department of Health and Environmental Control (SCDHEC) Brownfields Cleanup Revolving Loan Fund (SC BCRLF).

Mill Street Group #2 – The previously-mentioned **Textile Communities Revitalization Act** and **Opportunity Zone** programs would be applicable for these properties if developed privately. The Alpha Center, a nonprofit drug counseling and health center, would be eligible for **EPA Brownfields Cleanup Grants** and the **SC BCRLF**.

Former Burndale Center: – The Kershaw Foundation, as a nonprofit, would also be eligible for **EPA Brownfields Cleanup Grant** funding and the **SC BCRLF**.

Former Bi-Lo Center – Private developers of this site can leverage several different types of tax credits and incentives, such as the previously-mentioned **Opportunity Zone** program. Again, Camden offers private developers assistance in qualifying for Opportunity Zone funding, covering the cost of tap fees and utility hookups, compliance with ordinances, and support for frontage landscaping and appearance improvements. The financial incentives offered through VCCs and the SC BCRLF are also applicable.

ii. Use of Existing Infrastructure

The clarification of environmental concerns at the priority brownfields sites will promote the reuse of properties and buildings. All of the priority brownfields sites have electric, water, and sewer access. If redeveloped, these properties would be ready for new commercial or residential use. The sites are located on the major highway corridors with sidewalks. Bike lanes are being added from the intersection at the Bi-Lo property to the eco-park. The old brick buildings along DeKalb Street in the Mill Street Group #1 are also very attractive, exhibiting trendy “vintage” brick facades most retailers are attracted to. Multiple developers who have expressed interest in the site desire to retain the facility’s facades, arches, and beautiful brickwork. The main building of the Former Bi-Lo Shopping Center can be reused as well, once it is assessed and cleaned up.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

The City of Camden is a small community of 7,000 residents (U.S. Census Bureau, *2013-2017 American Community Survey 5-Year Estimates*). The City has limited resources to address over 40 potential brownfield sites, including large industrial facilities with long histories of environmental contamination. Residents of the Target Area, particularly those adjacent to the priority sites, are largely disadvantaged communities characterized by low-income neighborhoods, trailer parks, and vacant housing properties. Nearly 25% of the families in the Target Area live below the poverty level (US Census data). Thus, the target community has an inability to draw on other sources of funding to complete the assessments, planning, and redevelopment with assistance.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

The Target Area is home to sensitive populations, including 1,593 women of childbearing age (15-50). Most striking, however, is the high percentage of elderly and female populations in the Target Area. According to the US Census Bureau, in Census Tract 9708 the percentage of the population 62 years old and over in the Target Area is 25% compared to 18% for the US and 20% for South Carolina. These populations are particularly sensitive to the health and welfare impacts of the Target Area's many brownfields properties. This project will help identify those impacts so steps can be taken to mitigate the impacts to the Target Area community.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

According to the Government of South Carolina, the Zip Code covering Camden (29020) had a higher rate of emergency department (ER) visits due to asthma than Kershaw County and the state as a whole. In FY2017, SC reported 157 ER visits for Camden – or 7 visits per 1,000 residents. This compares with under 6 visits for Kershaw County and 5 visits per 1,000 for SC.

The SC Central Cancer Registry, SCDHEC reports that cancer incidence and deaths are higher than expected for Camden – 725 incidences observed vs. 702 expected and 347 deaths observed vs. 283 expected. In addition, the Robert Wood Johnson Foundation reports that life expectancy in the Target Area is slightly less than both the County and State.

According to the Centers for Disease Control and Prevention, "Living near a hazardous waste site has been identified as a possible risk factor for birth defects including: spina bifida, cleft lip or palate, gastroschisis, hypospadias, chromosomal congenital anomalies such as Down syndrome, and some heart and blood vessel defects." (<https://ephtracking.cdc.gov/showBdEnv>) Data provided by SCDHEC Birth Defect Program (for the year 2016-17) indicate a marked increase in the number of babies born with birth defects in the Camden ZIP code of 29020. This population has prevalence of 329 per 10,000 births compared to 230 in Kershaw County and 207 in South Carolina. This project will help identify potential environmental hazards at the priority sites so appropriate measures can be taken to reduce the brownfield sites' potential contributions to the adverse health conditions in the target area.

(3) Economically Impoverished/Disproportionately Impacted Populations

The Median Household Income for the US Census Tract 9708 is only \$33,243 – 32% lower than the state average of \$48,781 (U.S. Census Bureau, *2013-2017 American Community Survey*). A higher percentage of Target Area residents are also recipients of supplemental security income (13%), cash public assistance income (2.7%), and food stamp/SNAP benefits (15%) than Kershaw County (7%, 1.5%, and 12% respectively). Overall, nearly 1 in 4 families in the Target Area (23%) and 42% of families with children under 18 years of age fall below the poverty level vs. 12% and 18% respectively for Kershaw County. The Target Area also has a significantly higher percentage of female households (no husband present | 23%), than Kershaw County as a whole (16%). This indicates that disadvantaged members of the community are disproportionately impacted by the presence of brownfield properties. These figures reflect generational trends resulting from segregation (North of DeKalb Street – largely well-to-do whites vs. South of DeKalb Street – largely poor minorities), mill housing practices, and the unaddressed problem of

blighted properties over the past half century.

b. Community Engagement

i. Community Involvement

Partner Name	Point of contact	Specific role in the project
Community Medical Clinic	Susan Witkowski switkowski@cmcofkc.org 803-420-0271	The Community Medical Clinic will assist in building community and public support for the brownfields project, with an emphasis on health and safety issues.
Jaycee	Michael Wright mwright@thesavagefirm.com 843-421-2626	Jaycee will assist with communicating brownfield project details and updates and building public support for the initiative, including recruiting participants.
All American City Kershaw County Delegation (AACKC)	Johnny Deal Jdeal151@aol.com 803-427-0883	AACKC will assist with communicating brownfield project details and updates to constituents throughout the county.
Eat Smart Move More Kershaw County (ESMMKC)	Pam Spivey pamspivey@uwkc.net 803-432-0951	ESMMKC will host a meeting for members to learn about the brownfields initiative with a particular interest in health issues for the community.
Camden High School PTA	Daniel Matthews daniel.matthews@kcsdschools.net 803-425-8930 ext. 3601	The HS is located near one of the targeted brownfields. The PTA will disseminate project updates to its members and will also recruit community members for participation at project meetings and input sessions.
Kershaw County School Board	Maryanne Byrd Maryanne.byrd@kcsdschools.net 803-432-8416 ext. 1229	The Kershaw County School Board will disseminate project information to its members via the organization's communication channels.
Kiwanis Habitat for Humanity	Julie Trott jtrott@truvista.net 803-243-2044	Both Kiwanis and Habitat for Humanity will host meetings for members to learn about the brownfields initiative.
Rotary Club	Lauren Reeder lbranah@g.clemson.edu 803-669-0731	The Rotary Club will host a meeting for members to learn about the brownfields initiative.

ii. Incorporating Community Input

The City of Camden will hold a series of **Community Meetings**, often in conjunction with other local government, business, and community meetings, on an approximate quarterly basis, or more frequently as needed. At these meetings, the project team will educate the community on brownfield redevelopment issues, provide updates on program status, and solicit feedback and input. Two types of **Community Planning Events** are also planned for the program, which may be held in conjunction with regular community meetings. At these special meetings, expert facilitators will work with community stakeholders to solicit specific inputs. Towards the start of the program, we will hold a planning event to review the inventory of brownfield sites, solicit feedback on additional properties and prioritize sites for redevelopment activities. After site assessment activities are underway, a second type of planning event will be held to gather input on site reuse concepts. We will share market data, environmental considerations, and other factors to discuss potential opportunities for each property – parking, entry/exit points, commercial/residential/industry reuse options, related job creation, greenspace/parks, multimodal transportation access, landscaping concepts, and signage and frontage designs. We will also create a **Brownfields Program web presence** on the City's website and via social media that will include information about the program, program contact details, meeting announcements, and status updates. The web content will be updated on a regular basis throughout the program period of performance. Meeting announcements and critical program updates will also be disseminated to the community through **local media**, including **print** (Chronicle Independent, Wateree News, Kershaw County Current, The Item, and The State), **radio** (WPUB 102.7 and Star Time 1590 AM), **websites** (www.cityofcamden.org and www.classicallycarolina.com), social media (facebook, twitter, Instagram, and eblasts) and television (WIS, WOLO, and WLTX).

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities

The following Work Breakdown Structure (WBS) outlines the various tasks and subtasks required to implement the 3-year brownfields project. The City of Camden has competitively procured (in accordance with Code of Federal Regulations and local competitive procurement policies) an expert professional services firm (Contractor) with experience in brownfields redevelopment and EPA grant project implementation to help execute selected WBS tasks and subtasks, as indicated. Cost estimates and projected outputs are based on discussions with consulting firms specializing in brownfield projects.

TASK 1.0 – Project Oversight

Lead: City of Camden

Description: The City of Camden will track the project's tasks, schedule, and budget; oversee the work of the selected brownfields contractor; and report on project activities and accomplishments to stakeholders. The Program Director will also attend relevant meetings, workshops and conferences sponsored by EPA and/or the SC DHEC or other Region 4 States. The work accomplished by the Program Director with the assistance of the contractor will include 12 Quarterly Reports, three annual Disadvantaged Business Enterprise Utilization reports, three Financial Status Reports, and updates in ACRES.

TASK 2.0 – Community Involvement

Lead: City of Camden

Description: The City of Camden will use multiple distribution channels for communicating with the Target Area communities about the grant project, including local and regional newspapers, radio announcements, fact sheets and brochures, social media and public meetings. The goal of these efforts will be to inform the public of the grant activities and the progress being made to accomplish project objectives, educate impacted areas on the nature of brownfields redevelopment, and invite participation in establishing redevelopment priorities, community needs, and site reuse. The contractor will assist with the development of a Community Involvement Plan, Information Repository, and outreach materials. In addition the contractor will attend the proposed 12 quarterly meetings and 2 community meetings and make presentations at these meetings.

TASK 3.0 – Environmental Site Assessments (ESAs)

Lead: Contractor

Description: Specific sites will be selected for ESA activity with input from community stakeholders as part of TASK 2 activities. The Contractor will complete Phase I and Phase II ESAs and Asbestos surveys at these high priority sites.

Subtasks:

Task 3.1 – Phase I ESAs

Description: The Contractor will complete Site Eligibility Forms for EPA approval prior to beginning the ESAs. As applicable, Petroleum Determinations will be made by DHEC. Eight sites are anticipated, 3 of which are expected to have petroleum contamination. Phase I ESAs will be completed in accordance with ASTM 1527-13 and the EPA's All Appropriate Inquiries (AAI) Rule (70FR66070).

Task 3.2 – Phase II ESAs

Description: Phase I and II Eligibility Forms will be completed for EPA approval, and petroleum determinations will be obtained from SCDHEC. Phase II ESAs will be completed in accordance with ASTM 1903-11. Quality Assurance Project Plans (QAPPs) and Health & Safety Plans (HSPs) will be submitted to both the EPA and DHEC for review and approval prior to the start of Phase II ESA activity. We anticipate completing 6 Phase II ESAs and associated QAPP and HSP preparation. Two of these sites is expected to have petroleum

contamination.

Task 3.3 – Asbestos-Containing Materials (ACM) Surveys

Description: We anticipate completing 4 ACM surveys.

TASK 4.0 – Cleanup and Redevelopment Planning

Lead: City of Camden

Description: Cleanup planning will be conducted for high-priority sites following the completion of the appropriate environmental assessment activity. The selected Contractor will prepare an Analysis of Brownfields Cleanup Alternatives (ABCA) for approximately two sites. Each ABCA will compare and contrast different methods of addressing the contamination found on the site. Costs, effectiveness, feasibility of implementation, climate resiliency, and public input will be considered when evaluating the alternatives. One of these sites is expected to have petroleum contamination. Additional cleanup planning activities may include visioning sessions, limited market assessment to support redevelopment planning for sites, business recommendations and plan view design for sites, and a summary of strategies and suggested next steps for sites. The City will coordinate special community meetings to support these activities.

PROJECT SCHEDULE

The following schedule outlines the project's anticipated three-year work plan. Activities will focus on the priority sites in the Target Area. Activities may occur at other sites within the City if directed by community input or developer interest. The selection and implementation of activities at these alternate sites are likely to occur after activities at the priority sites on a one-quarter delay.

Ref	Task	Year 1				Year 2				Year 3			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1.0	Project Oversight												
2.0	Community Involvement												
3.0	ESAs												
3.1	Phase I ESAs												
3.2	Phase II ESAs												
3.3	ACM Surveys												
4.0	Cleanup Planning												

b. Cost Estimates and Outputs

The following budget table summarizes the cost estimate for the brownfields program. On funding specifically used for assessment and cleanup planning activities at petroleum sites will be allocated to the petroleum budget (as show in the budget table).

Budget Categories		Project Tasks (\$)								Total
		Task 1.0 PM	Task 2.0 Community	Task 3.0 ESAs	Task 4.0 Planning	Task 1.0 PM	Task 2.0 Community	Task 3.0 ESAs	Task 4.0 Planning	
HAZARDOUS					PETROLEUM					
Direct Cots	Personnel	\$6,000	\$3,000		\$3,000	\$3,000	\$2,000		\$1,000	\$18,000
	Fringe Benefits	\$1,000	\$500		\$500	\$500	\$333		\$167	\$3,000
	Travel	\$3,500				\$1,500				\$5,000
	Equipment									\$0
	Supplies	\$1,000	\$1,500		\$500	\$500			\$500	\$4,000
	Contractual		\$10,000	\$157,000	\$12,500		\$5,000	\$73,000	\$12,500	\$270,000
	Other									\$0
Total Direct Costs		\$11,500	\$15,000	\$157,000	\$16,500	\$5,550	\$7,333	\$73,000	\$14,167	\$300,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0			\$0	\$0
Total Budget		\$11,500	\$15,000	\$157,000	\$16,500	\$5,500	\$7,333	\$73,000	\$14,167	\$300,000

Personnel – The City anticipates the program director will spend approximately 360 hours over

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the course of the 3 years of the project's period of performance. The hours will be spent for project oversight (Task 1.0), community involvement (Task 2.0), and visioning (cleanup planning). The budget for the 360 hours at \$50/hour.

$$360 \text{ hours} \times \$50/\text{hr} = \$18,000$$

Fringe benefits for this position are approximately 16.67% = \$3,000

Travel – Travel expenses will be incurred for state brownfields meetings held by SCDHEC or other Region 4 states and national ones by the EPA. We anticipate attending a total of 4 meetings at an average costs identified below. We anticipate sending 2 people to each conference

$$2 \text{ National} \times \$2,000/\text{trip} = \$4,000$$

$$2 \text{ State/Region} \times \$500/\text{trip} = \$1,000$$

Supplies – Supplies include items needed to support project management, community involvement, and visioning sessions, including purchase of a laptop dedicated to the project (\$1,500), printing of brochures (\$400), maps (\$500), as well as office supplies such as markers, printed handouts and briefings, writing boards, and related items.

$$16 \text{ meetings (12 quarterly meetings, 2 community meetings, 2 visioning sessions)} \\ \times \$100/\text{meeting} = \$1,600 \text{ for materials}$$

Contractual – Costs for contractor tasks were developed from estimates provided by experts in the industry to assist us with this application. They are listed below by activity.

		Haz #	Petro #	Total #	Unit Cost	Haz \$	Petro \$	Total \$
Task 2	Community Involvement Plan	0.67	0.33	1	\$ 4,000	\$ 2,680	\$ 1,320	\$ 4,000
	Information Repository	0.67	0.33	1	\$ 500	\$ 320	\$ 180	\$ 500
	Quarterly Meetings	8	4	12	\$ 750	\$ 6,000	\$ 3,000	\$ 9,000
	Community Meetings	1.33	0.67	2	\$ 750	\$ 1,000	\$ 500	\$ 1,500
Task 3	Phase I ESAs	5	3	8	\$ 3,000	\$ 15,000	\$ 9,000	\$ 24,000
	Phase II ESAs	4	2	6	\$ 32,000	\$ 128,000	\$ 64,000	\$ 192,000
	ACM Surveys	4	0	4	\$ 3,500	\$ 14,000	\$ -	\$ 14,000
Task 4	ABCAs	1	1	2	\$ 3,500	\$ 3,500	\$ 3,500	\$ 7,000
	Visioning Sessions	1	1	2	\$ 1,500	\$ 1,500	\$ 1,500	\$ 3,000
	Market Assessments	1	1	2	\$ 2,500	\$ 2,500	\$ 2,500	\$ 5,000
	Plan View Designs	1	1	2	\$ 3,500	\$ 3,500	\$ 3,500	\$ 7,000
	Summary of Strategies	1	1	2	\$ 1,500	\$ 1,500	\$ 1,500	\$ 3,000
Total						\$ 179,500	\$ 90,500	\$ 270,000

Task	Deliverables/Outputs
Task 1.0	Work Plan; EPA/Regional or State Brownfields Meetings – Attendance (4); Quarterly Reports (12); Disadvantaged Business Enterprise Utilization Reports (3); Financial Status Reports (3); ACRES Updates (as needed, no less than quarterly)
Task 2.0	Community Involvement Plan; Information Repository, Press Releases (4+); Project Fact Sheet; PowerPoint Project Briefing; Project Posters (2); Project Brochure; Project Maps – for meetings (2+); Community Meetings (multiple) – Input notes; Community Planning Events (2) – Input notes/planning outcomes; Web Page and Social Media Page
Task 3.0	Phase I ESA Reports (8); Phase II ESA Reports (6); ACM Survey Reports (4)
Task 4.0	ABCAs (2); Visioning sessions (2), Limited market assessments (2), Business recommendations and plan view designs (2); Summary of strategies and suggested next steps(2)

c. Measuring Environmental Results

The project team will meet on an approximate monthly basis by conference call to review project activities, accomplishments, schedule, and budget to ensure project goals are being met and take corrective actions, if necessary. The project's progress will primarily be measured by the production of deliverables (see above table) and expenditure of funds. In addition, the team will track: number of participants at community meetings; number of presentations delivered to local community groups and organizations; number of Phase I ESAs, Phase II ESAs, ACM Surveys, and ABCA Reports and other Cleanup Planning Documents completed; acres ready for reuse;

and, amount of leveraged funding. These metrics will be tracked throughout the project and reported in the Quarterly Reports. Property specific information will be entered into ACRES.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

The City of Camden employs capable professionals with significant experience in property development and grant administration. The EPA Brownfields Program will be managed by Ms. Susan Sale as the Program Director. Ms. Sale has more than 20 years' experience in retail real estate development, including redevelopment of abandoned malls and shopping centers. She has served as Tourism / Economic Development Director for the City of Camden for the past five years and is currently involved in a retail and commercial recruitment real estate initiative. Ms. Sale will have primary responsibility for the EPA Brownfields Program implementation. Ms. Sale will be supported by Ms. Amy Eudy who will serve as the program's Deputy Director. Ms. Eudy has worked in municipal planning, grant writing, and grant administration for eight years. She has been with the City of Camden for the last six years, where she has managed 6.5 million in federal, state, and local grant funding with projects ranging from construction to personnel. Ms. Eudy will oversee the grant metric tracking and reporting responsibilities of the project, to include finance tracking and reporting. These leaders will oversee the work of a professional environmental consultant.

ii. Acquiring Additional Resources

The City of Camden will contract with a Qualified Environmental Professional to lead the environmental assessment and cleanup planning tasks and support outreach, redevelopment planning, and project reporting tasks. In 2018, the City released a Request for Qualifications (RFQ) for firms to provide brownfield consulting services in accordance with 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500 for this contract and selected a qualified contractor in a competitive process. A contract for this grant project will be signed upon notification of the award by the EPA, so that the contractor will be ready to initiate grant activities from day one of the project.

b. Past Performance and Accomplishments

i. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance

(1) Purpose and Accomplishments

In 2016, the City of Camden was awarded \$926,000 through the South Carolina Department of Housing's Neighborhood Initiative Program to demolish 37 abandon, blighted houses. Most of the 37 sites are within the City Limits. They are currently used as "greenspace pockets" throughout the community but will become new home sites in the future.

Also in 2016, the City of Camden was awarded \$750,000 through the CDBG administered by the South Carolina Department of Commerce to replace water and sewer lines in the Riverdale Neighborhood. Former lines were replaced with 6 inch pipes to improve fire protection capabilities. It alleviated water leakage points, improved the quality of utility service, and enhanced the overall appearance and value of the area for residents.

In 2018, the City was awarded \$500,000 through the Land and Water Conservation Fund Grant Program of the South Carolina Parks, Recreation, and Tourism Department. The funding is going toward the development of a 24 acre passive park site on the Wateree River. The project, *Wateree Riverfront Environmental Park*, will be the City's first river access site.

(2) Compliance with Grant Requirements

Both programs are currently compliant with all work plan and schedule requirements as well as all terms and conditions. The expected results are being achieved and funding is being expended as per original plan. The City is complying with all reporting requirements, including the submission of quarterly reports, financial status reports, and grant deliverables.

THRESHOLD CRITERIA for ASSESSMENT GRANTS

1. Applicant Eligibility

The City of Camden, South Carolina, is a general-purpose unit of local government as defined under 2 CFR 200.64.

2. Community Involvement

The City will build its brownfield public involvement program to encourage community participation and input. A series of community meetings (often in conjunction with other local government, business, and community meetings) will take place on a quarterly basis to introduce the project, provide updates, and inform/educate the public on the brownfields process. Additional meetings will take place throughout the project to solicit specific input on property identification and selection, followed by meetings focused on site reuse concepts and redevelopment planning. Project updates will be advertised via an electronic campaign (website, social media) as well as printed (newspaper announcements, fact sheets, community bulletin boards.) Community input will be incorporated as appropriate and responded to in a timely manner.

3. Expenditure of Grant Funds

The City of Camden does not have an active EPA Brownfields Assessment Grant.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☒ Preapplication
☐ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Camden, South Carolina

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0984015080000

d. Address:

* Street1: Post Office Box 7002

Street2:

* City:

Camden

County/Parish:

Kershaw

* State:

SC: South Carolina

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code: 29021-7002

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Susan

Middle Name:

* Last Name:

Sale

Suffix:

Title: Director of Tourism & Economic Development

Organizational Affiliation:

* Telephone Number: (803) 432-2421

Fax Number:

* Email: ssale@camdensc.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Camden Community Wide Brownfield Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant SC-05

* b. Program/Project SC-05

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2019

* b. End Date: 09/30/2022

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Mel

Middle Name:

* Last Name: Pearson

Suffix:

* Title: City Manager

* Telephone Number: (803) 432-2421 Fax Number:

* Email: mpearson@camdensc.org

* Signature of Authorized Representative: Amy S Eudy * Date Signed: 01/31/2019